**FORM-07 [REGULATION-9]**

**Quarterly Progress Report for Quarter ending JAN/FEB/MAR of 2024-25 (Year)**

## I. PARTICULARS OF PROMOTERS

| | | | |
|---|---|---|---|
| Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies | U45200BR2002PTC9767 | Name of Firm | Technoculture Building Centre Pvt Ltd. |
| Firm Address: | 301/302 Konark Shree Apartment, RBI Road Exhibition Road, Patna-01 | | |
| Total Experience of promoter in Real Estate sector | Total Experience in Real Estate Sector is round about 22 Years. | | |
| Total Experience in Real Estate after Implementation of RERA | 7 Years. | | |
| No of Project done Before Implementation of RERA | 1. Plotted project | 45 | |
| No of Project done After Implementation of RERA | 1. Residential<br>2. Residential- cum Commercial<br>3. Plotted project | 55 Projects<br>12 Projects<br>6 Projects | |

## II.PARTICULARS OF PROJECTS

| | | | |
|---|---|---|---|
| Project Registration No. | BRERAP00015-82/192/R-1559/2022 | Name of Project | VASTU VIHAR AURANGABAD PH-02 |
| Name of Promoter | TECHNOCULTURE BUILDING CENTER PVT Ltd. | Project Address | Vill-RAMPUR TOLA DHANHARA |
| Name of Co- Promoter | NO | | |
| Projects Registration Valid Up to | 22/08/2025 | | |
| Starting date of project or Phase of the Project | 20/10/2022 | | |
| Type of project or Phase of the Project | **1.Residential** | | |
| Period of Validity of map by the competent Authority | 28/10/2025 | | |

## III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

| Building /Block Number | Bungalow Type | Carpet Area | Total Number of sanctioned Bungalow | Total Number of bungalows in Promoter's share - | Total Number of Apartments in Landowner's share - |
|---|---|---|---|---|---|
| 1.SIMPLEX BUGALOW | 2 BHK Bungalow | 535 Sqft | 15 Units | 1. Booked-18 / Allotted - | No any Development Agreement has been done. |
| 2.JAYANTI BUNGALOW | 3BHK Bungalow | 940 Sqft | 08 Units | 2. Sold-04 | |
| | | | | Percentage of booking- 80% | Percentage of booking- N/A |

## III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building/Block Number | Total No. of Sanctioned Garages | Total no. of Garages: | |
|---|---|---|---|
| BUILDING | Car Parking | 1. Booked / Allotted- | 18 |
| | | 2. Sold- | 06 |

## V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

| S. No. | Name of the Approval / N.O.C./ Permission / Certificate | Issuing Authority | Applied Date | Issuance Date | Enclosed as Annexure No. |
|---|---|---|---|---|---|
| 1. | NOC for Environment | N/A | | | |
| 2. | Fire N.O.C. | N/A | | | |
| 3. | Water Supply Permission | N/A | | | |
| 4. | NOC from Airport Authority of India | N/A | | | |
| 5. | Other Approval(s), if any, required for the Project. | N/A | | | |

## VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No.01/2022-23 (To beaded for each Building / Wing)

| S. No. (1) | Tasks/Activity (2) | Percentage of Actual Work Done (As on date of the Certificate) (3) | Expected Completion date in (dd/mm/yyy) Format |
|---|---|---|---|
| 1. | Excavation (if any) | In 18 Bungalow 100% | 31/06/2024 |
| 2. | Basements (if any) | N/A | N/A |
| 3. | Podiums (if any) | N/A | N/A |
| 4. | Plinth | In 18 Units 85% Completed | 31/08/2024 |
| 5. | Stilt Floor | N/A | N/A |
| 6. | Slabs of Super Structure | N/A | N/A |
| 7. | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises. | In 17 Units 85% Work Completed | 31/12/2024 |
| 8. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | In 15 Units 85% Work is Completed | 28/02/2025 |
| 9. | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | In 14 Units 85% Work is completed | 30/04/2025 |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | In 12 Units 90% Work is Completed | 30/05/2025 |
| 11. | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other | In 12 Units 90% Work is completed | 30/07/2025 |

| | | | |
|---|---|---|---|
| | requirements as me be required to complete project as per Specifications in Agreement of Sale.<br><br>Any other activities. | After Completion of construction work this work has been done 100% as per Agreement for Sale. | 15/08/2025 |

**VII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**

| | | PROPOSED YES/NO. | PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate) | Expected Completion date in (dd/mm/yy) Format |
|---|---|---|---|---|
| 1. | Internal Roads and foot paths | YES | 85% Done | 28/02/2025 |
| 2. | Water Supply | YES | 85% Done | 30/03/2025 |
| 3. | Sewerage Chambers Septic Tank | YES | 80% Constructed | 30/04/2025 |
| 4 | Drains | YES | 80% Constructed | 30/05/2025 |
| 5. | Tree Planting | YES | 85% Completed | 31/01/2025 |
| 6. | Street Lighting | YES | 85% Completed | 31/01/2025 |
| 7. | Disposal of sewage & sullage water | N/A | N/A | N/A |
| 8. | Water conservation/Rain Water Harvesting | N/A | N/A | N/A |
| 9. | Energy Management | N/A | N/A | N/A |

| VIII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT | |
|---|---|
| S. No. | Particulars |
| 1. | Front Elevation Uploaded on the Web Portal |
| 2. | Rear Elevation Uploaded on the Web Portal |
| 3. | Side Elevation Uploaded on the Web Portal |
| (B) | Photograph of each Floor |

| IX. FINANCIAL PROGRESSS OF THE PROJECT | | |
|---|---|---|
| S. No. | Particulars | Amount (In Rs.) |
| (1) | (2) | (3) |
| 1. | Project Bank Account No. | 99999304101921 (HDFC Bank) |
| 2. | Estimated cost of Project including land cost at the start of the Quarter | 80,40,000/- |
| 3. | Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost) | 2,01,500,00/- |
| 4. | Any Variation in Development Cost which is declared at the start of the Project | No any Variation |
| 5. | Amount Received During Quarter | 10,07,985.84/- |
| 6. | Actual cost Incurred during Quarter | 5,19,985.84/- |
| 7. | Net Amount at end of the Quarter | 25,995.40/- |
| 8. | Total expenditure on project till date | 18,54,973.84/- |
| 9. | Cumulative fund collected till the end of Quarter in Question | 3,02,396/- |
| 10 | Cumulative expenditure done till the end of Quarter in Question | N/A |

| X. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |
|---|
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| |

| XII. MISCELLANEOUS | | |
|---|---|---|
| **A** | List of Legal Cases (if any) – On Project / Promoter | |
| 1. | Case No. | No any Cases |
| 2. | Name of Parties | N/A |
| 3. | No of Execution Cases against this project<br>Case No.<br>Name of Parties | N/A |
| 4. | No of Suo - Moto cases against this project<br>Case No.<br>Name of Parties | N/A |
| 5. | No of Certificate cases /PDR cases against this project<br>Case No.<br>Name of Parties | N/A |
| **B** | Sale/Agreement for Sale during the Quarter | |
| 1. | Sale Deed | 04 |
| 2. | Agreement for Sale | 00 |
| 3. | No. of possessions given to allottees | |
| **XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART** | | |
| Weather the project in progress is as per time schedule or lagging behind? | | |

**Undertaking:**

I/ we solemnly affirm. declare and undertaking that all the details stated above are true to the best of my / our knowledge and noting material has been concealed here from. I am / we are executing this undertaking to attest to the truth of all the foregoing and to apprise the authority of such facts as mentioned as well as for whatever other legal purpose this undertaking may serve.

For Technoculture Building Centre Pvt. Ltd.

Deepak Kr Singh.

Sign of Authorized Signatory Authorised Signatory

Name: DEEPAK KUMAR SINGH

Date:15/04/2025